



**10796 Hidden Valley Drive NW  
Calgary, Alberta**

**MLS # A2297888**



**\$575,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Deep Freezer

A Truly Distinctive Home That Stands Out from the Rest This immaculate and one-of-a-kind two-story home blends spacious design with exceptional craftsmanship and a beautifully landscaped yard that makes a lasting impression. The stunning outdoor space features an expansive patio, a generous back deck, and a massively oversized garage — perfect for car enthusiasts or hobbyists. Inside, you'll find 9-foot ceilings, vaulted accents, and a bright, open floor plan that welcomes natural light throughout. The main level showcases gleaming hardwood floors, a modern kitchen with stainless steel appliances, a convenient pantry, and an open-concept dining area ideal for entertaining. The inviting living room features a cozy gas fireplace, while the spacious entry, mudroom, and stylish 2-piece bath complete this level. Upstairs, the primary suite impresses with its sizeable walk-in closet and a beautifully updated 3-piece ensuite. Two additional bright bedrooms and a well-appointed 4-piece bath complete the upper floor. The fully finished basement offers even more living space, featuring laminate flooring, a large family room highlighted by another gas fireplace with a stone surround, a spacious fourth bedroom, a 3-piece bath, and a generous laundry/utility area. Perfectly situated across from schools and within walking distance to parks, playgrounds, and abundant green space, this distinctive property combines comfort, style, and location in a way that truly sets it apart.